

# Peter David

# Properties Ltd

Residential Sales and Lettings



**191 Halifax Road**

Brighouse, HD6 2EQ

**£475,000**





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Hove Edge, Brighouse, HD6 2EQ

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Situated on Halifax Road, Hove Edge, this charming three-bedroom detached bungalow offers a perfect blend of comfort and convenience. Set on a generously sized plot, the property boasts mature gardens that provide a serene outdoor space, ideal for relaxation and entertaining. The private driveway leads to a detached double garage, ensuring ample parking and storage options.

Inside, the bungalow features well-appointed en-suite facilities, enhancing the living experience for residents and guests alike. The spacious layout is complemented by a delightful conservatory that overlooks the lush garden, allowing natural light to flood the interior and creating a warm, inviting atmosphere. A spacious living room and a separate dining room ensures plenty of room for relaxing and entertaining guests, while the kitchen and utility room provide practical and functional spaces.

Situated in an ideal location, this property is just a stone's throw away from Brighouse town centre, where you will find a variety of amenities and excellent transport links. Whether you are looking for a peaceful retreat or a home that offers easy access to local conveniences, this bungalow is sure to meet your needs. With its combination of space, comfort, and accessibility, this property presents a wonderful opportunity for those seeking a delightful home in a sought-after area.

## Entrance Hallway

A spacious entrance hallway leads into the home with a glazed door and windows allowing natural light to flood the space.

## Lounge

The spacious living room overlooks the front and side of the home, with a light and neutral colour scheme and a stone set feature fireplace, the living room also leads onto the conservatory.

## Conservatory

With views over the front garden and an external doorway leading out, the conservatory benefits from window blinds and a ceiling fan.

## Kitchen

With wooden base and wall units providing ample worksurface and storage space, the kitchen also benefits from a built in oven and hob, a sink and drainer and built in fridge freezer. There is space for a dishwasher and dining table.

## Dining Room

The extended dining room overlooks the rear garden and has decorative coving and cornicing to elevate the space.

## Utility

A useful utility space providing external access and leading to the kitchen, the utility currently houses the washer and drier.

## Bedroom One

A well sized double bedroom overlooking the garden with fitted wardrobes and access to the en-suite.

## En-Suite

A fully tiled en-suite with a shower, sink and hand basin.

## Bedroom Two

A well sized double bedroom overlooking the garden.

## Bedroom Three

A single bedroom currently used as an office space with a tastefully presented green colour scheme.

## Bathroom

A three-piece bathroom suite with a corner bath tub, hand basin, w/c and a heated towel rail, as well as built in storage units.

## Garage

A detached double garage with up and over door.

## External

The property is set back from the road and accessed via the private driveway which has ample space for multiple cars and leads up to the garage. Mature gardens lead down towards the home with stone paving leading its way through a lawn providing access to the house. To the side of the home the lawns extend and mature hedges provide privacy. A patio area provides a perfect sun trap and there is also space for a storage shed.

## Directions

For Satnav please use the postcode HD6 2EQ

## Viewings

Viewings are strictly by appointment only. Please contact Peter David Properties.

## Mortgages

We recommend KB Mortgage Services, on hand to discuss all of your mortgage and protection needs. Kate, the founder of KB Mortgage Services, is available both in branch and through home visits - if you would like to arrange an appointment contact us today.

## DISCLAIMER

1. MONEY LAUNDERING REGULATIONS: Intending

purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

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Road Map



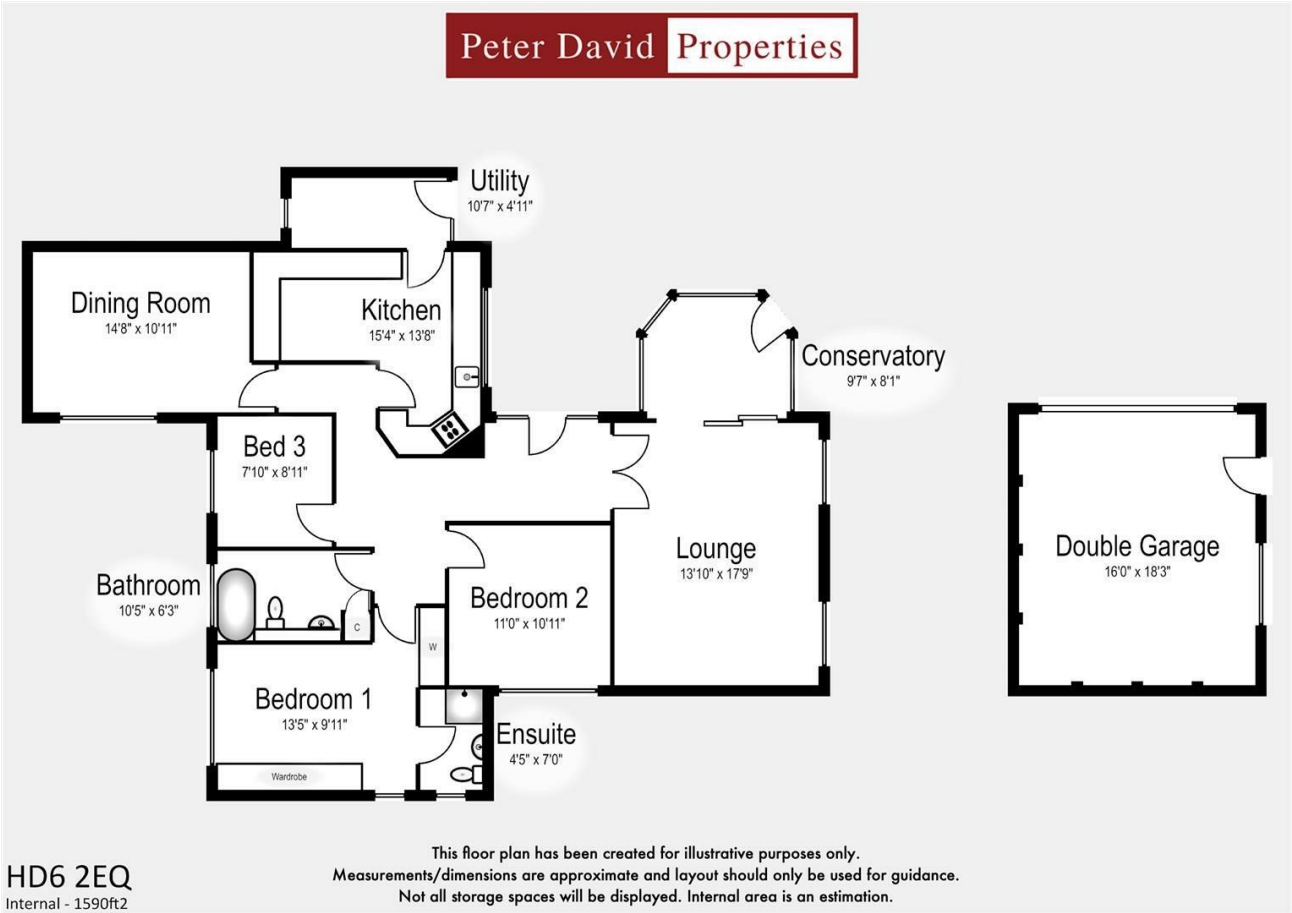
Hybrid Map



Terrain Map



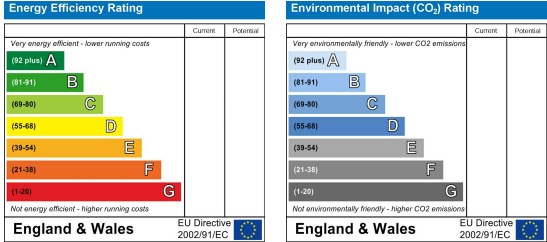
Floor Plan



Viewing

Please contact us on 01484 719191 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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